

CERTIFICATION OF ENROLLMENT  
**ENGROSSED SUBSTITUTE HOUSE BILL 2596**

55th Legislature  
1998 Regular Session

Passed by the House March 9, 1998  
Yeas 76 Nays 20

\_\_\_\_\_  
**Speaker of the  
House of Representatives**

Passed by the Senate March 5, 1998  
Yeas 42 Nays 6

\_\_\_\_\_  
**President of the Senate**

Approved

\_\_\_\_\_  
**Governor of the State of Washington**

CERTIFICATE

I, Timothy A. Martin, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE HOUSE BILL 2596** as passed by the House of Representatives and the Senate on the dates hereon set forth.

\_\_\_\_\_  
**Chief Clerk**

FILED

**Secretary of State  
State of Washington**

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**ENGROSSED SUBSTITUTE HOUSE BILL 2596**

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AS AMENDED BY THE SENATE

Passed Legislature - 1998 Regular Session

**State of Washington                      55th Legislature                      1998 Regular Session**

**By** House Committee on House Government Reform & Land Use (originally sponsored by Representatives Chandler, Reams, Gardner, Lantz and Mulliken)

Read first time 01/28/98. Referred to Committee on .

1            AN ACT Relating to master planned resorts; amending RCW 36.70A.360;  
2 and creating a new section.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4            NEW SECTION.    **Sec. 1.** The primary intent of this act is to give  
5 effect to recommendations by the 1994 department of community, trade,  
6 and economic development's master planned resort task force by  
7 clarifying that master planned resorts may make use of capital  
8 facilities, utilities, and services provided by outside service  
9 providers, and may enter into agreements for shared facilities with  
10 such providers, when all costs directly attributable to the resort,  
11 including capacity increases, are fully borne by the resort.

12            **Sec. 2.** RCW 36.70A.360 and 1991 sp.s. c 32 s 17 are each amended  
13 to read as follows:

14            (1) Counties that are required or choose to plan under RCW  
15 36.70A.040 may permit master planned resorts which may constitute urban  
16 growth outside of urban growth areas as limited by this section. A  
17 master planned resort means a self-contained and fully integrated  
18 planned unit development, in a setting of significant natural

1 amenities, with primary focus on destination resort facilities  
2 consisting of short-term visitor accommodations associated with a range  
3 of developed on-site indoor or outdoor recreational facilities.

4 (2) Capital facilities, utilities, and services, including those  
5 related to sewer, water, storm water, security, fire suppression, and  
6 emergency medical, provided on-site shall be limited to meeting the  
7 needs of the master planned resort. Such facilities, utilities, and  
8 services may be provided to a master planned resort by outside service  
9 providers, including municipalities and special purpose districts,  
10 provided that all costs associated with service extensions and capacity  
11 increases directly attributable to the master planned resort are fully  
12 borne by the resort. A master planned resort and service providers may  
13 enter into agreements for shared capital facilities and utilities,  
14 provided that such facilities and utilities serve only the master  
15 planned resort or urban growth areas.

16 Nothing in this subsection may be construed as: Establishing an  
17 order of priority for processing applications for water right permits,  
18 for granting such permits, or for issuing certificates of water right;  
19 altering or authorizing in any manner the alteration of the place of  
20 use for a water right; or affecting or impairing in any manner  
21 whatsoever an existing water right.

22 All waters or the use of waters shall be regulated and controlled  
23 as provided in chapters 90.03 and 90.44 RCW and not otherwise.

24 (3) A master planned resort may include other residential uses  
25 within its boundaries, but only if the residential uses are integrated  
26 into and support the on-site recreational nature of the resort.

27 (4) A master planned resort may be authorized by a county only if:

28 ((+1)) (a) The comprehensive plan specifically identifies policies  
29 to guide the development of master planned resorts;

30 ((+2)) (b) The comprehensive plan and development regulations  
31 include restrictions that preclude new urban or suburban land uses in  
32 the vicinity of the master planned resort, except in areas otherwise  
33 designated for urban growth under RCW 36.70A.110;

34 ((+3)) (c) The county includes a finding as a part of the approval  
35 process that the land is better suited, and has more long-term  
36 importance, for the master planned resort than for the commercial  
37 harvesting of timber or agricultural production, if located on land  
38 that otherwise would be designated as forest land or agricultural land  
39 under RCW 36.70A.170;

1        (~~(4)~~) (d) The county ensures that the resort plan is consistent  
2 with the development regulations established for critical areas; and  
3        (~~(5)~~) (e) On-site and off-site infrastructure and service impacts  
4 are fully considered and mitigated.

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